



DEPARTMENT OF PLANNING AND ZONING
MARSHA MCLAUGHLIN, DIRECTOR

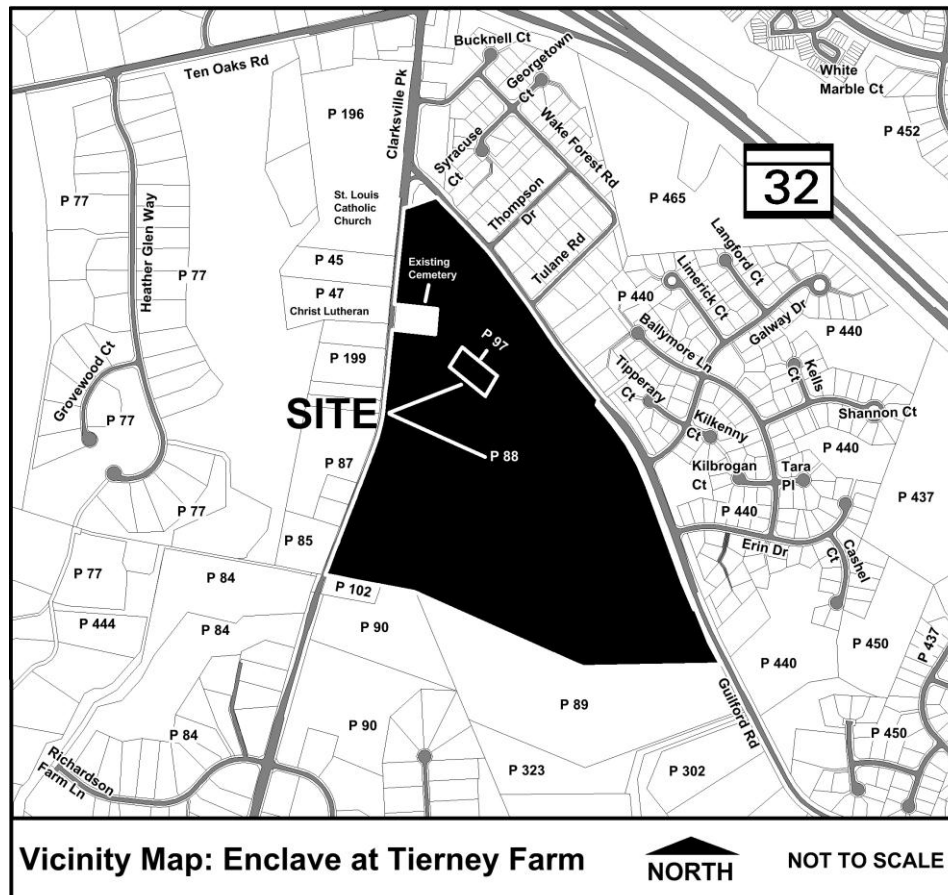
TECHNICAL STAFF REPORT
ENCLAVE AT TIERNEY FARM
Planning Board Hearing of January 8, 2015

Case No./Petitioner: **PB-409**, Enclave at Tierney Farm (SP-15-006)
Hoddinott, LLC

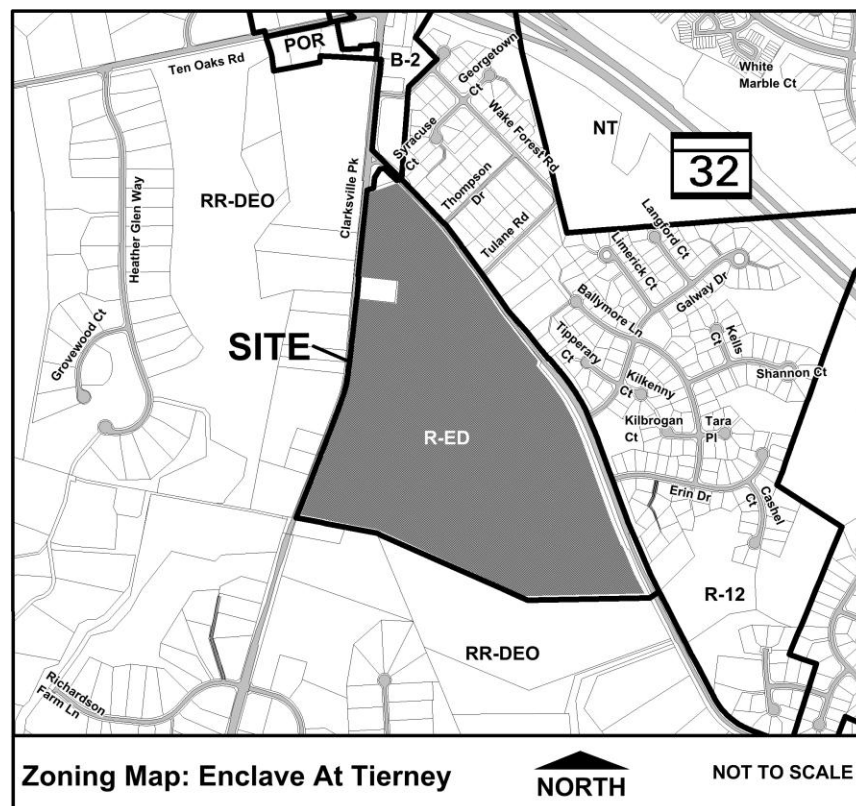
Request: For Planning Board approval of a preliminary equivalent sketch plan (SP-15-006) for 150 single family detached lots and five (5) open space lots in a R-ED (Residential: Environmental Development) zoning district in accordance with Section 107.0.F of the Zoning Regulations.

Recommendation: The Department of Planning and Zoning recommends approval of the request for PB Case No. 409 subject to compliance with the Subdivision Review Committee (SRC) comments and any conditions imposed by the Planning Board.

Location: The subject site is located at the southeast intersection of Maryland Route 108 and Guilford Road in the Fifth Election District of Howard County, Maryland, containing approximately 88.9 acres of land identified on Tax Map 34, Parcels 88 & 97.



Vicinal Properties: The subject properties are bounded to the north and east by Guilford Road (County public major collector road), to the west by Maryland Route 108 (State public major collector road), and to the south by Tax Map Parcels 102 & 89, and Non-Buildable Preservation Parcel 'E' of the Macbeth Farm Subdivision (Parcel 90). The properties north and east of Guilford Road are predominately zoned R-12 (Residential – Single) with a slither of B-2 at the Route 108/Guilford Road intersection. The R-12 properties consist of multiple deeded parcels and the Clarks Glen subdivision, Clarks Glen North subdivision, Doris Johnson Property subdivision, and the Heritage Heights subdivision. The properties west of Maryland Route 108 and directly south of the property are zoned RR-DEO (Rural Residential: Density Exchange Option). Directly west of Maryland Route 108, opposite the property, are St. Louis Catholic Church and the Christ Lutheran Church of Columbia.



General Comments:

- A. **Legal Notices:** The subject property was properly posted with two official Planning Board posters, verified by an on-site inspection by staff of the Department of Planning and Zoning, and Certification of legal advertisements are on file with this case verifying that this case was advertised in two local newspapers a minimum of 30 days prior to the hearing date.
- B. **Regulatory Compliance:** This project is subject to the Amended Fifth Edition of the Subdivision and Land Development Regulations, the 2013 Howard County Zoning Regulations (effective October 6, 2013), the Howard County Design Manual, the Adequate Public Facilities Ordinance, the Forest Conservation Manual, and the Landscape Manual.
- C. **General Plan:** Development of this site is consistent with the 2030 Howard County General Plan for "Established Communities" Land Use Designation.

D. Site History:

- ECP-15-005 was submitted on August 20, 2014.
- SP-15-006 was determined “Technically Complete” by the SRC on November 17, 2014.
- WP-15-069 for a waiver to allow removal of fourteen specimen trees was conditionally approved on December 8, 2014 subject to fourteen 3”-4” caliper replacement trees as mitigation.
- A pre-submission community meeting for this project was held on June 26, 2014.

E. Site and Density Information:

Gross Project Area.....	88.96 ac.
Area of 100 year floodplain.....	3.05 ac.
Area of steep slopes 25% or greater (outside floodplain).....	0.0 ac.
Net Tract Area.....	85.91 ac.
Max. density permitted (2 dwellings units per net acre).....	171 units
No. of dwellings proposed.....	150 units
Proposed acreage of the 150 buildable lots.....	26.21 ac.
Proposed public road R/W widening dedication acreage.....	9.14 ac.
Approximate Limit of Disturbance.....	51.8 ac.
	(58.2% of gross area)
Open Space	
Required (50% of gross area).....	44.48 ac.
Proposed.....	53.61 ac.
Credited.....	52.91 ac.
Non-Credited.....	0.70 ac.
Recreational Open Space	
Required (300 sq. ft. per unit).....	45,000 sq. ft.
Provided (credited).....	45,075 sq. ft.
Moderate Income Housing Units	
Required (10% of dwellings).....	15 MIHU's

F. Site Analysis:

Existing Site Conditions – The site consists of two parcels totaling 88.9 acres of land zoned R-ED (Residential – Environmental Development). Parcel 88, consisting of 87.9 acres, is not improved with a dwelling or structure. Parcel 97, consisting of 1.0 acre, is improved with one dwelling which will be razed.

Access and Structures – The subdivision will provide access via two entranceways from Guilford Road, directly opposite of Thompson Drive and Tulane Road. Road ‘A’ will traverse north to south and terminate into a cul-de-sac. Two separate interior cul-de-sac roads will access Road ‘A’. Road ‘B’ will traverse east, bisect Road ‘A’, and continue southwest and terminate into a cul-de-sac. The roadway network will consist of 50’ wide public road right-of-ways that will have sidewalks constructed on at least one side. There will be no direct access to Maryland Route 108.

Water and Sewer Service – The site is located within the Planned Service Area, but has not yet been incorporated within the Metropolitan District. Incorporation within the Metropolitan District will be required prior to approval of the final subdivision plan.

Environmental Characteristics – The site has been farmland and contains mostly crops with some presence of hedgerows, an open field and forested areas. There are four tributary systems on-site that have associated wetlands and floodplain. Development has been designed between the tributary systems in order to preserve these resources. No disturbances to these environmental features are proposed, except those determined necessary in accordance with Section 16.116(c) of the Subdivision and Land Development Regulations for connection to public water and sewer utilities via the southern portion of the site, and for the public road widening of Guilford Road. The proposed grading will however require the removal of fourteen (14) of the forty-six (46) specimen trees (defined as 30" diameter at breast height or greater). The petitioner received conditional approval for the removal of the fourteen (14) specimen trees under WP-15-069 subject to replacement tree mitigation.

Topography – The property is triangular in shape. The topography of the land slopes downward from the intersection of Maryland Route 108 and Guilford Road to the southern portion of site towards Carrolls Branch. The site does not contain steep slopes 25% or greater. Disturbance for construction of the development will occur on moderately sloping land located on the western and central portion of the site, which is permitted by the Regulations.

Wetlands, Streams and 100-Year Floodplain – The property contains four tributary systems. Tributary 1 is a perennial stream located on the western portion of the property. It originates on-site below a groundwater fed non-tidal wetland and flows south, parallel to Maryland Route 108, until it converges with Carrolls Branch approximately 1800 feet off-site. Tributaries 2, 3 and 4 are located on the eastern portion of the property. They originate off-site from the north side of Guilford Road. Tributaries 2 and 3 enter the property as intermittent streams and evolve into perennial streams prior to converging on-site. Tributary 4 is a perennial stream that flows south along with Tributaries 2 and 3 until they converge with Carrolls Branch approximately 1200 feet off-site. These streams are protected with the associated 100 foot stream buffer for perennial streams and 50 foot stream buffer for intermittent streams. Floodplain totaling 3.05 acres is in association with all of Tributary 3 and the majority of the perennial portion of Tributary 2. There are six separate non-tidal wetlands identified on-site that are generally in association with the aforementioned stream systems. These wetlands are protected with the associated 25 wetland buffer. The plan does not propose any disturbance to the streams, wetlands, their buffers, 100-year floodplain except those determined necessary for connection to public water and sewer utilities, and the public road widening of Guilford Road.

Historic Landmarks – The site is not located in a historic district. At one point Parcel 88 contained a historic house, Tierney Gambrel Roof House, but it was burned by vandals in May of 1977. There are no cemeteries or grave sites on-site; however there is a cemetery off of Maryland Route 108 adjacent to Parcel 88. In accordance with Section 16.118(c) of the Subdivision and Land Development Regulations, no grading or construction shall be permitted within 30 feet of the boundary for the off-site cemetery.

Scenic Road – The site does not front on a scenic road.

Forest Conservation – The site contains 5.4 acres of forest outside of the 100-year floodplain, of which 2.2 acres is to be cleared. The forest conservation obligation will be fulfilled by 3.2 acres of retention, and 11.9 acres of afforestation/reforestation within the forest conservation easements located on the open space lots dedicated to the Department of Recreation and Parks. As part of this project the forest conservation easement on Non-Buildable Parcel 'C' of the Clarks Glen North subdivision will be abandoned to allow road improvements along Guilford Road at the intersection of Maryland Route 108.

This 0.291 obligation will be met by providing 0.291 acres of reforestation as part of the Enclave at Tierney Farm subdivision.

G. Proposed Development Plan:

Subdivision Plan – The development plan consists of 150 single-family detached residential lots and five open space lots. Lot sizes range from 6,000 square feet to 9,700 square feet for non-pipestem lots, and up to 14,600 square feet for pipestem lots. Five use-in-common driveway access easements will be created to access 29 pipestem lots. The majority of the lots will have a rear yard that abuts an open space lot. Sidewalks will be provided on at least one side of all interior public roads and north of Road 'B' along Guilford Road. Road widening along Guilford Road will provide left turn lanes and acceleration and deceleration lanes for both proposed road entrances and left turn lanes for Thompson Drive and Tulane Drive. Five foot wide bike lanes will also be provided on both sides of Guilford Road.

Landscaping – The project will comply with the requirements of the Landscape Manual by providing perimeter landscaping and public street tree plantings. Perimeter landscaping requirements will be addressed both through plantings and credit for existing vegetation.

Adequate Public Facilities – This subdivision passed the test of the Adequate Public Facilities Ordinance (APFO) for vicinal road intersection adequacy by the Development Engineering Division and the Department of Public Works on November 17, 2014. This project is located in the West School Region, the Pointers Run Elementary School District and the Clarksville Middle School District. This project is in the Established Communities Allocation Area which currently does not have all 148 allocations available. Therefore, this project will be required to be phased and will be re-assessed for allocation availability at the time of signature approval of the Decision and Order for this case.

H. Planning Board Criteria – In accordance with Section 107.0.F.6 of the Zoning Regulations, the following criteria must be considered by the Planning Board when evaluating this Preliminary Equivalent Sketch Plan.

1. **The proposed lay-out of the lots and open space effectively protects environmental and historic resources.**

The proposed 150 single-family detached residential lot subdivision has been designed so that the proposed lots, roads and stormwater management facilities are positioned outside the wetlands, streams, their buffers, and floodplain. These environmental features will be placed within open space lots to be dedicated to the Department of Recreation and Parks. Additionally, the subdivision has been designed using reduced lot sizes, a minimum of 6,000 square feet that are clustered closely together to preserve large areas of open space and to reduce the limit of disturbance.

2. **Buildings, parking areas, roads, stormwater management facilities and other site features are located to take advantage of existing topography and to limit the extent of clearing and grading.**

The proposed local roadways are designed to be positioned along the topographic ridge lines in order to allow the proposed homes, in most cases, to utilize lower level walkout conditions. In many cases, the residential lots that adjoin the open space lots take advantage of the topography by placing stormwater management facilities off the lot in order to maintain existing flow patterns. Minor forested areas have been removed to accommodate the subdivision design; however the limit of disturbance supporting the design is located completely outside of the environmental resources. Grading and tree clearing is limited to the amount necessary to accommodate 150 lots and necessary infrastructure (roads and utilities) required to support the residential use.

3. Setbacks, landscaped buffers, or other methods are proposed to buffer the development from existing neighborhoods or roads, especially from designated scenic roads or historic districts.

As required in the R-ED zoning district, a 75 foot setback is required from the external public road right-of-way for both Maryland Route 108 and Guilford Road; however the majority of Guilford Road will maintain a greater setback due to the location of the environmental features. Forest Conservation plantings will also be planted along the tributary systems adjacent to Guilford Road. Landscape buffering, in accordance with the Landscape Manual, will be planted along all perimeters of the subdivision. Also, thirteen specimen trees will be retained along the southern property boundary adjacent to the rural residential properties, and three specimen trees will be retained along the property boundary adjacent to Maryland Route 108. The developer is required to provide street trees along all internal public roads and along the external public roads where road improvements are provided along Guilford Road.


SRC Action:

By letter dated November 12, 2014, the developer was notified that the plan was technically complete subject to resolution of issues with the Division of Land Development, Development Engineering Division, Department of Recreation and Parks, Department of Environmental Health, and the Office of Transportation. The issues have now been resolved.

Recommendation:

The Department of Planning and Zoning recommends approval of this project as shown on the Preliminary Equivalent Sketch Plan, SP-15-006 Enclave at Tierney Farm, subject to any conditions as may be imposed by the Planning Board.

This file is available for public review at the Public Service Counter of the Department of Planning and Zoning, Monday – Friday, 8:00AM to 5:00PM.

 12/23/14
Marsha McLaughlin, Director Date
Department of Planning and Zoning

MMcL/KS/JB